



302 Greenbushes-Grimwade Road, NORTH GREENBUSHES, WA 6254

OUTSTANDING LIFESTYLE OPPORTUNITY – TWO TITLES, 9.96* ACRES

Lying mid-way* between Balingup and Greenbushes, this well-positioned and appealing property encompasses two separate titles, with a total land area of 9.96* acres.

LAND

Two separate titles

- Lot 95 on Deposited Plan 222523 â## 5* acres, house and sheds
- Lot 96 on Deposited Plan 222523 â## 4.96* acres, land and dam

A gorgeous 1950s* country cottage and complementary structures are situated on one 5* acre lot, while the second lot compromises 4.96* acres of vacant land with a dam.

Promising immense lifestyle potential, this is a fabulous find in a great location â## perfect for enjoying a secluded and sustainable lifestyle, yet with ready access to numerous surrounding townships.

TYPE: For Sale
INTERNET ID: 300P193386
SALE DETAILS
Offers Over \$899,000

CONTACT DETAILS
Bunbury
 11 Stirling Street
 Bunbury, WA
Angela Murphy
 0438 310 315

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

RESIDENCE

- 3 bedrooms, 1 bathroom plus a sleep out
- Many original features, charming and comfortable
- Lovely lounge, with winter wood stove
- Dine-in country-style kitchen
- Generous bedrooms, one with outdoor access
- Family bathroom, with a separate bath
- Security screens
- Paved patio, set in a gorgeous, fenced garden

GROUNDS

- 9* x 6* metre shed, with power
- Various additional sheds and structures
- Septic system, leach drain
- Rainwater tanks (no mains water)
- Stockyards
- Solid fuel is freely available
- Plenty of space for vegies and chooks
- Stunning natural landscape

Zoning: Rural 2 â## General Agriculture

Shire of Bridgetown-Greenbushes 2025/26 Rates: \$1,827.00

For further information and to arrange your viewing, please contact:

Angela Murphy 0438 310 315 angela.murphy@elders.com.au

Buyers Note: All measurements and dollar amounts are approximate only and generally marked with an asterix (*) for reference. Any boundaries marked on images are offered as a guideline only.

Buyers should complete their own due diligence, including a visual inspection of the property, prior to making an offer and should not rely on the photographs or written text in this advertisement to make a purchasing decision.

- Land Area 4.0291 hectares
- Bedrooms: 3
- Bathrooms: 1







